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3815 196TH ST SW SUITE 136
LYNNWOOD, WA 98036

APPLICATION INFORMATION SHEET

R10-26-C-014

1. Applicant Identification

Lynnwood Public Facilities District (LPFD)
3711 196th Street SW
Lynnwood, WA 98036

2. Website URL

<https://thedistrict425.com/master-plan/>

3. Funding Requested

3.a. Grant Type

Single Site Cleanup

3.b. Federal Funds Requested

\$2,940,369.60

4. Location

City: Lynnwood
County: Snohomish
State: Washington

5. Property Information

3815 196th Street SW
Lynnwood, Washington 98036
Snohomish County Parcel Number 00372600400602
Latitude 47.82160973582861, Longitude -122.28507284880756
See attached map.

6. Contacts

6.a Project Director

Janet Pope, Executive Director
3711 196th Street SW
Lynnwood, WA 98036
(425) 278-6864
jpoppe@lynnwoodLPFD.com

6.B Chief Executive/Highest Ranking Elected Official

Janet Pope, Executive Director
3711 196th Street SW
Lynnwood, WA 98036
(425) 278-6864
jpope@lynnwoodLPFD.com

7. Population

City of Lynnwood: 40,953

8. Other Factors

Other Factors	Page #
Community population is 15,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	N/A
The proposed brownfield site(s) is impacted by mine-scarred land.	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	N-3
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The proposed site(s) is in a federally designated flood plain.	N/A
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N-3, N-4
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	N-3
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	3
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

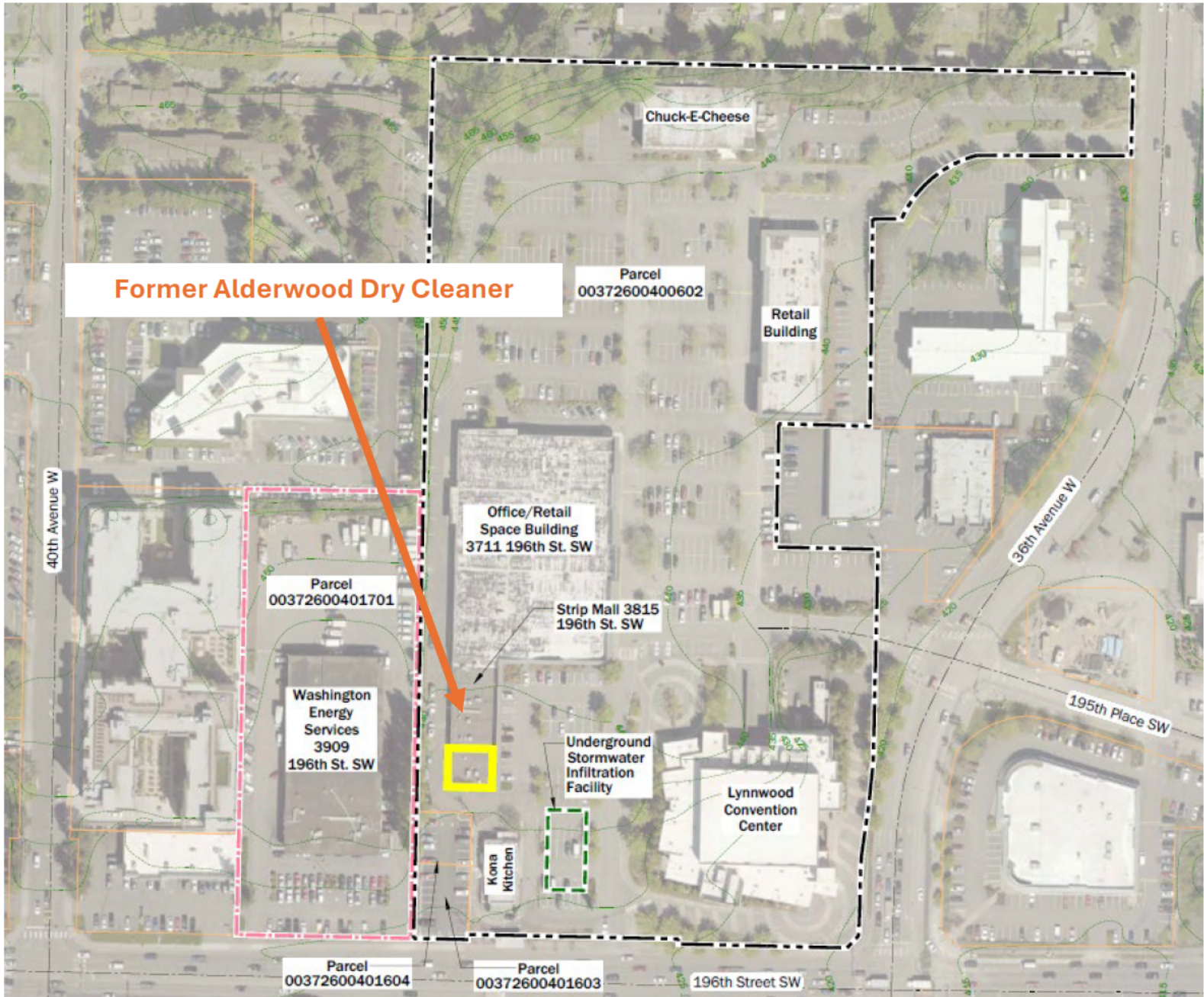
9. Releasing Copies of Applications

N/A

Lynnwood Public Facilities District

EPA Brownfields Cleanup Grant Application EPA-I-OLEM-OBLR-25-07

Map



NARRATIVE CRITERIA

1. Project Area Description and Plans for Revitalization

TARGET AREA AND BROWNFIELDS

1.a. Overview of Brownfield Challenges and Description of Target Area

The Lynnwood Public Facilities District (LPFD) is a special municipal district that controls a 13-acre area (the District) in Lynnwood, Washington (the City, population 40,953, 7.86 sq. mi.) in southwestern Snohomish County (the County), about 17 miles north of Seattle. The City is the target area (TA). The TA is bounded on the north by the unincorporated communities of Meadowdale, North Lynnwood, and Lake Stickney; on the east by State Highway 525 and Interstate 5 (I-5); on the south by the City of Mountlake Terrace; and on the west by the City of Edmonds and Puget Sound. The District is in the City's southeast section, bounded on the south by State Route 524, on the west by 40th Ave. West, on the east by 36th Ave. West, and on the north by 192nd and 194th Place Southwest. The District contains the target brownfield site.

Boom and bust cycles have defined the City's economic history since it was settled in 1889. The City developed as a timber center, and that industry crashed in 1917. The City then rose to become the US' second largest egg producer, which ended with the Great Depression in the 1930s. Growth exploded again after 1945 due to increased housing demand and the City's proximity to manufacturing jobs at nearby Boeing Company facilities. I-5 forms the City's eastern boundary, and when it opened in 1969, it accelerated largely unplanned suburban growth. Auto-dependent sprawl patterns drove development through the 1990s. Strip malls with dry cleaners and auto shops proliferated, cementing the City as *the* regional retail center for the north Seattle metro area, and a city without a city center.

Since 2013, the City's population has grown by 13.4%, which is double the national average of 6.7%. Some parts of the City have grown much more: the census tract within which the District is located saw a 20.7% population increase from 2013 to 2023.¹ Uncontrolled, auto-driven growth left City amenities scattered, with little planning for parks and green space, limited infrastructure for walking and biking, and no major municipal facility to serve as a civic gathering space or a significant emergency shelter. It also resulted in high rates of impervious ground cover from roads, roofs, and parking, which generates increased stormwater runoff carrying more pollutants into local streams and eventually into Puget Sound (the Sound) 4.3 miles away.

Historically, many small, often family-run businesses occupied the City's strip malls. Some contaminated soil and groundwater, went out of business, and lacked the resources for environmental cleanup. Because the City is largely developed and brownfields occupy much of the existing vacant land, brownfield redevelopment is essential to meet needs for housing, parks, retail and other amenities to serve its growing and often lower income population (2.a).

At least 33 brownfields in the City have been identified, but many more likely exist.² These brownfields are a major source of blight. They do not generate tax revenue, attract vandalism and camping, frequently require police and fire response due to vandalism and camping, and obstruct redevelopment for housing and other essential uses.

Contamination from these brownfields threatens human health. Dry cleaners, a common strip mall tenant and frequent source of brownfield contamination, pose a particular problem because tetrachloroethene (PCE) and trichloroethene (TCE), the volatile organic compounds (VOCs) used in dry cleaning solvent, persist in the environment for decades and easily contaminate soil and groundwater. Once dissolved in groundwater, they can travel long distances, forming plumes that pollute indoor air via vapor intrusion, even in buildings that are far from a dry cleaner's original location. Both PCE and TCE are classified as carcinogenic, with risks for kidney and bladder cancer.³

In 1993, the City created the plan "Lynnwood Legacy: Making the Vision a Reality," (Lynnwood Legacy plan), focused on developing an actual city center. To support plan implementation, the City purchased 13 acres of 1960s strip malls with 9 acres of parking lots, which became the District. In 2003, the City and County established LPFD for the purpose of redeveloping the District. LPFD opened the Lynnwood Event Center in 2005. The Lynnwood Legacy plan has been updated twice, and is now the Lynnwood City Center + Alderwood Subarea Plan (Subarea Plan), adopted June 2025 (1.c). Within the District, the Event Center is the only part of the Subarea Plan that has been developed to date.

² WA State Dept. of Ecology. "What's in My Neighborhood: Toxics Cleanup." Accessed Jan 18, 2026.

² WA State Dept. of Ecology. "What's in My Neighborhood: Toxics Cleanup." Accessed Jan 18, 2026.

³ Agency for Toxic Substances and Disease Registry (ATSDR). (June 4, 2019). "Toxicological Profile for Tetrachloroethylene"; ATSDR. (June 2019). "Toxicological Profile for Trichloroethylene."

In fall 2025, LPFD completed a detailed Master Plan to complete District redevelopment by 2040. However, brownfields created by dry cleaners and gas stations—and lack of funds to remediate them—prevent LPFD from executing this plan. This grant will clean up contamination that threatens human and environmental health and facilitate District redevelopment, creating central community space, jobs, housing, and retail, fostering tourism and other economic development, and producing green space in an area that has historically lacked these amenities.

1.b. Description of the Proposed Brownfield Site(s)

The former Alderwood Dry Cleaner (the Site, 3815 196th Street SW, Lat. 47.82160973582861, Long. -122.28507284880756) is an approximately 1-acre parcel located in the 13-acre District in the southeast part of the City. The Site is bounded on the north by a Mexican grocery store operating in the same strip mall; on the west by an energy services company; and on the south and east by parking lots. The Site operated as a dry cleaner and coin laundry service between 1963 and 1978. Since 1978, retail businesses like stores have occupied the Site; it is presently a restaurant. The Site contains one structure, a 2,100 sq. ft. building that is the southernmost unit in a 66,656 sq ft strip mall built between 1960 and 1963. Several studies have evaluated Site conditions since 2001. A 2021 Phase II Environmental Site Assessment (ESA) identified PCE and TCE in soil and groundwater due to historical dry cleaning operations. Vapor intrusion from PCE and TCE has been documented inside the building on-Site, and a groundwater plume has spread these contaminants 140 feet west, where they are also causing vapor intrusion impacts. The Site is a cleanup priority because it is adjacent to the Event Center, the only part of the District that has been redeveloped. Remediation will catalyze next phases of District redevelopment and advance Subarea Plan implementation.

REVITALIZATION OF THE TARGET AREA

1.c. Reuse Strategy and Alignment with Revitalization Plans

Site reuse envisions demolition of the existing structure and the rest of the adjoining strip mall, construction of a primary ring road on the Site's western half, and redevelopment to support expansion of the two-story, 56,000-sq. ft. Lynnwood Event Center on the Site's eastern half. This is phase one of District redevelopment, and exact square footage for each use will be determined during schematic design for this project in summer and fall 2026. The ring road will link all parts of the District with two major adjacent thoroughfares: State Highway 524 on the District's south and 36th Ave West on the District's east, providing future residents and businesses with north-south and east-west connectivity to jobs and services along two corridors served by transit and slated for bike and pedestrian infrastructure improvements (1.d).

Site reuse is the key to unlock phase one of District redevelopment. Without remediation, development of the ring road cannot proceed, and without the ring road, nothing else in the LPFD Master Plan can move forward. Site reuse therefore aligns strongly with LPFD's 2025 Master Plan, which articulates a detailed vision for District redevelopment, including expansion of the Event Center from its current 56,000-sq. ft. to 182,800 sq. ft. This change is necessary because the existing facility (built in 2005) is too small to compete effectively with other regional venues. The expanded Event Center will also serve as a shelter during extreme heat, cold, and smoke events. This aligns with the County's 2025 Draft Hazard Mitigation Plan, goals of which include protecting life and building community resilience to disasters. LPFD is already working with the Snohomish County Red Cross to accredit the Event Center as an emergency shelter. The Master Plan also envisions a 312-room hotel, 408 units of multifamily workforce housing with a childcare facility, 91,000 sq. ft. of commercial space that will serve local businesses, 10,000 sq. ft. of open space and 16,500 sq. ft. of public plaza space. Provision of workforce housing aligns with the City's 2020 Housing Needs Assessment, which identified a need for 9,826 new housing units (393/year) to meet population growth between 2019 to 2044. Community feedback indicates provision of childcare is a critical need, since there are only 62 childcare slots in the County for every 100 infants, toddlers and preschoolers, far below the state average of 79 slots per 100 children. In addition, the County lost 25% of its childcare workforce (1,100 providers) during the COVID-19 pandemic.⁴ Reuse of the District, kicked off by redevelopment of the Site, also aligns with the Subarea Plan, which outlines a redevelopment vision for 772 City acres, including the District, the Alderwood Mall (.75 miles distant), and the Lynnwood Transit Center (1 mile distant), which as of 2024 offers regional bus and light rail service. Its goal is to develop this area into a vibrant, transit-connected neighborhood with affordable housing and local employment. Since the early 1990s, community feedback has indicated a strong desire for a walkable downtown, green space, and

⁴ Lynnwood Times. (March 18, 2025). "City Council hears from childcare experts a day before considering new ordinance."

enhanced arts and culture; more recently, affordable housing has also become a community priority. Both the Subarea Plan and the Master Plan were informed by nearby residents, including low-income people, during public meetings and through direct outreach, polls and surveys in 2023 and 2024. On October 17, 2025, the City and LPPD adopted a Development Agreement that will serve as a land use roadmap for District redevelopment, including planning standards. It was informed by extensive comments from City residents, business owners, and civic organizations over a two-year process. The City's 2024 Comprehensive Plan also identifies development of the District as a significant priority. Site remediation currently stands in the way of these benefits and targets, as achieving these plans' goals requires building a road first. The Site is not in a federally designated floodplain.

1.d. Outcomes and Benefits of Reuse Strategy

Site reuse will remove contamination and facilitate development of the ring road and Event Center expansion, which delivers immediate community benefits in the form of emergency shelter, increased economic activity and jobs. In 2021, a "heat dome" spiked temperatures in the City to over 100 degrees for a week. Air conditioning is uncommon in the City, and County-wide, 15 people died, the fourth highest count among all Washington counties.⁵ By 2050, the County expects to see 8 to 20 more days of extreme heat per year. This particularly threatens low-income people because they are less likely to have access to air conditioning, and older people because they are physically less resilient to heat and were overrepresented in heat dome deaths (2.b).⁶ Use of the Event Center as an emergency shelter fills a critical gap because the County's official emergency shelter is 20 miles east of the City. Travel there requires using several state highways that the Washington State Department of Transportation (WSDOT) has identified as highly vulnerable to extreme weather.⁷ In an emergency, low-income people in the City who lack reliable transportation will struggle to reach the official shelter, and the roads may be impassable. A local alternative increases resilience, improves public health and safety and emergency response capabilities, and provides an important civic service. Solar panels on the Event Center's roof will generate solar energy sufficient to power the building in the event of grid failure, so that it can provide heating or cooling without interruption—a critical capacity for any emergency shelter. All buildings will incorporate energy efficiency measures per Washington and local code, and because construction of most buildings will likely use state funding, these structures will meet at least LEED Silver standards, which typically reduces energy consumption by 10-20%.⁸

Green and gathering space at the Event Center, for which strong community demand exists, will host free concerts and other local programming, promoting social connectivity, which can support health (2.b). It will also provide recreational space for residents who would otherwise have to walk along State Highway 524 or cross I-5 to access the nearest park. This open space will also benefit residents living just north of the District, whose neighborhood is identified by the Trust for Public Land's ParkServe Tool as a high priority location for future park development.⁹ It will replace 26,500-sq. ft. of current impermeable surfaces with permeable ones, which will reduce stormwater runoff to the Sound and mitigate urban heat island effects.¹⁰ Contamination from stormwater is a significant threat to endangered Chinook salmon and the endangered orcas who depend on them as a primary food source. Lack of salmon is suspected of killing four juvenile orcas in Sound pods since 2024.¹¹

Site reuse kicks off the wider District redevelopment effort, which will facilitate City-wide economic development. Projections done as part of the Master Planning process estimate that District redevelopment can generate up to 500 permanent jobs. These jobs will be co-located with a childcare facility and at least 408 units of workforce housing targeting residents making 60% to 80% of area median income.¹² Co-located jobs, housing, and childcare supports workforce participation. Statewide, nearly 40% of parents with children under 12 in 2024 reported quitting or losing their jobs due to childcare challenges, which also hurts employers.¹³ Given that 80% of the County has been described

⁵ University of Washington. (2023). "In the Hot Seat: Saving Lives from Extreme Heat in Washington State."

⁶ McKenna, Z., et al. (2023). "Age alters the thermoregulatory responses to extreme heat exposure with accompanying activities of daily living." PubMed Central.

⁷ WSDOT. Dec. 21, 2021. "Climate Impact Vulnerability Assessment – State Routes."

⁸ Washington Dept. of Enterprise Services. (Jan. 2016). "Energy Life-Cycle Cost Analysis: Guidelines for Public Agencies in Washington State."

⁹ Trust for Public Land. (2025). ParkServe.

¹⁰ Urban heat islands are urban areas that experience ambient temperatures up to several degrees higher than undeveloped areas due to paving and hardscape.

¹¹ Peter Jenkins, "COMMENTARY | Salmon and Orcas Die in Regulatory Gap – Stormwater Contaminants Poisoning Puget Sound Marine Life," PEER, September 9, 2024, peer.org/commentary-salmon-orcas-die-regulatory-gap-puget-sound/

¹² LPPD. (2025). District Master Plan.

¹³ ECONorthwest. (July 2024). "Breaking Down: The Economic Costs of Child Care Disruptions in Washington."

by elected leaders as a “childcare desert,” City dynamics are likely similar.¹⁴ Co-locating housing with jobs and childcare also reduces housing cost burdens (2.d) and commuting and associated air pollution, and encourages City residents to buy gas and groceries locally, supporting local businesses and generating tax revenue. City investments in bike and pedestrian infrastructure will safely connect the District to the Lynnwood Transit Center one mile away, with regional bus and light rail access to jobs and services. This supports economic mobility for lower-income residents.

STRATEGY FOR LEVERAGING RESOURCES

1.e-g. Resources Needed for Site Characterization, Remediation, and Reuse

Assessment is complete and requires no additional funds. If additional assessment is needed, LPFD will seek a Flexible Brownfields Funding grant from the Washington State Department of Ecology (Ecology). This grant will complete cleanup, but if costs exceed grant resources, LPFD will seek funding from the Brownfields Revolving Loan Fund (RLF) at the Washington Department of Commerce (Commerce).

To support Site reuse, the City commits \$10 million for ring road development from Tax Increment Financing District (TIF) proceeds and another \$3 million from its budget, for a total of \$13 million in secured leverage. The City is also seeking a \$5 million grant (unsecured) from the WSDOT to fund the remainder of the ring road, and a decision is expected in November 2026. To support Event Center expansion and complete build-out of the District, LPFD is in talks with hotel and housing developers to create public-private partnerships (PPPs). Financial analyses conducted as part of Master Plan development estimate that these PPPs could leverage approximately \$300 million in private investment for hotel development, housing, and infrastructure. LPFD will also pursue state grants for childcare planning, design and construction, such as Commerce’s Community Childcare Partnership Grants or Early Learning Program Grants.

1.h. Use of Existing Infrastructure

The Site has road access and water, sewer, electrical, broadband, and stormwater infrastructure in place and sufficient to accommodate Event Center expansion. For the Event Center’s solar installation, the District will pursue Washington Climate Commitment Act grants from Commerce to support solar energy infrastructure.

2. Community Need and Community Engagement

COMMUNITY NEED

2.a. The Community’s Need for Funding

LPFD’s budget for discretionary spending on new projects is extremely limited and insufficient to support cleanup. LPFD’s staff of 8 manages implementation and financing of the Master Plan, organizes several major community-focused events each year, and manages the operation and marketing of the Event Center. LPFD can support demolition of the existing on-Site structure (3.b) but cannot additionally support the cost of cleanup. LPFD can use its limited resources most effectively by leveraging this grant to complete cleanup so that reuse can proceed.

The City (the TA) also lacks funding to support cleanup. At \$76,439, median household income in the City is 29% below County levels (\$107,982) and 19% below state levels (\$94,952). 14.2% of City residents live below the poverty level, which is 80% more than in the County (7.9%), 43% more than in the state (9.9%), and 15% more than in the US (12.4%).¹⁵ The City’s budget is primarily earmarked for the essential services on which low-income residents depend, leaving no room for environmental cleanup without external support. Funding from the City’s TIF must support road construction by law, and cannot support cleanup. Without cleanup, the Site will deter an estimated \$300 million in private investment (1.e-g). The County cannot support cleanup because widespread catastrophic flooding and landslides in December 2025 are straining its budget, and no additional funding exists for cleanup.¹⁶

2.b. Health or Welfare of Sensitive Populations

Per Table 1, the City (the TA) is disproportionately home to sensitive populations (see Table 1). 36.5% of City residents are either under 18 or over 65, and the City is home to 24% more people over 65 compared to the County. 19.5% of City residents over 65 live in poverty, which exceeds County levels by 119% and state levels by 129%. Of City residents

¹⁴ Lynnwood Times. (March 18, 2025). “City Council hears from childcare experts a day before considering new ordinance.”

¹⁵ All data from U.S. Census 2023 American Community survey 5-year estimates (2019-2023).

¹⁶ FEMA. (Dec. 12, 2025). “Washington Severe Storms, Straight-line Winds, Flooding, Landslides and Mudslides: EM-3629-WA.” <https://www.fema.gov/disaster/3629>.

under 18, 20% live in poverty, which is 119% above County levels (9.1%) and 68% above state levels. 27% more people with disabilities live in the City compared to the County.

Table 1. Sensitive Populations in the Target Area

Indicator	Lynnwood	Snohomish County	Washington	US
Age Above 65	17.8%	14.4%	16.3%	16.8%
Age Above 65 Below Poverty	19.5%	8.9%	8.5%	10.4%
Age Under 18	18.6%	22.4%	21.6%	22.2%
Age Under 18 Below Poverty	20.0%	9.1%	11.9%	16.3%
Female Ages 15-44 (reproductive age)	38.6%	40.3%	40.3%	38.9%
Persons with Disability	15.2%	12.0%	13.3%	13.0%

Notes: Shading indicates higher sensitive populations in the target area compared to county, state, or US. Data Source: U.S. Census 2022 American Community survey 5-year estimates (2019-2023)

Contamination from brownfields, including PCE and TCE associated with the Site may pose health threats for these groups due to pre-existing conditions (people over 65, people with disabilities) or developing immune systems (children). Welfare issues facing these groups include poverty (2.d), for which the census tracts (CTs) in the City are in the 70th state percentile and above, and lack of affordable housing (90th state percentile and above). The high cost of housing makes it harder for households to afford necessities like food, transportation, clothing, and medical care. Most CTs in the City are in the 80th state percentile and above for people ages 19 to 64 without health insurance, which may reduce healthcare access, compound health conditions, delay treatment, and worsen outcomes, especially for sensitive populations. This grant will reduce health threats to these vulnerable groups by removing contamination and reducing the risk of PCE and TCE exposure, which are carcinogenic and linked to increased risk of birth defects.¹⁷ It will reduce welfare threats by catalyzing development of the ring road that will support an eventual 408 units of workforce housing co-located with 500 jobs and public recreational space connected by transit. Jobs can improve welfare by increasing incomes and transit can improve access to healthcare. By facilitating the development of open space and public plazas in later phases, this grant can increase physical activity and reduce risks for cardiovascular disease among residents while promoting social connectivity, which improves mental health.¹⁸

2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions

City (TA) residents experience a greater than normal incidence of multiple diseases and health conditions. These may be associated with exposure to hazardous substances, including PCE and TCE present at the Site, which have been linked to multiple kinds of cancer and birth defects. The City is in the 70th to 90th state percentile for low birth weight, which is correlated with a higher risk for birth defects.¹⁹ Table 2 shows that asthma rates in the City (11.1%) are 12% higher than US rates (9.9%). Parts of the City are in the 70th percentile statewide for cardiovascular disease, and the average rate of heart disease in the City (6.3%) exceeds that in the County (5.3%) by 19%.²⁰ Site reuse will remove PCE and TCE that could aggravate or worsen existing health conditions. This grant may also improve local asthma outcomes by reducing air pollution via modern air filtration systems in new housing, and by reducing commuting and associated air pollution by co-locating 408 units of workforce housing with 500 jobs. Site reuse also makes ring road development possible, including enhanced access to transit connections to Seattle, which may particularly increase access to specialty care for the more complex medical needs people 65+ and people with disabilities may experience.

Table 2. Disproportionate Health Burdens (per 2022 CDC PLACES Data.)

Health Measure	Lynnwood	Snohomish County	US
Cancer (non-skin) among adults (crude prevalence%)	7.8%	7.8%	8.2%
Asthma among adults (crude prevalence%)	11.1%	11%	9.9%
Heart Disease among adults (crude prevalence%)	6.3%	5.3%	6.8%

2.d. Economically Impoverished/Disproportionately Impacted Populations

Poverty rates in the City/TA (14.4%) are elevated compared to the County, state or US (2.a), especially for people under 18 and over 65. The CTs that make up the City are in the 90th state percentile and above for lack of affordable

¹⁷ Agency for Toxic Substances Disease Registry. (2024). "Health effects linked with TCE and PCE exposure."

¹⁸ Holt-Lunstad, J. (2024). "Social connection as a critical factor for mental and physical health: evidence, trends, challenges, and future implications."

¹⁹ Arabzadeh et al. (2024). "The maternal factors associated with infant low birth weight: an umbrella review."; WA Dept. of Health. (2025). WA Information by Location Map.

²⁰ CDC PLACES Data, 2022; WA Dept. of Health. (2025). WA Information by Location Map.

housing.²¹ Per the City’s 2020 Housing Needs Assessment, 40% of City households are cost-burdened and pay more than 30% of their income for housing. This exceeds County levels by 21% and State levels by 17%.²² When transportation and housing costs are combined, 58.2% of City residents spend 36 to 58% of income on these basic needs, which severely restricts income available to pay for health insurance, food, and other necessities (2.b). The environmental consequences of commercial and industrial operations disproportionately impact lower-income people, who are more likely to live in older, lower-cost housing, which may be located closer to older, contaminated commercial properties the strip mall at the Site. Cleanup and reuse, jumpstarted by this grant, will reduce the risk of exposure to PCE and TCE, health threats that can compound economic risk factors (2.b,c). By producing housing co-located with childcare (1.d), Site reuse and eventually District redevelopment will help alleviate housing cost burdens, increase workforce participation, facilitate access to employment via co-located jobs (2.c) and improve economic outcomes. This is especially important for youth living in poverty, who research suggests are particularly negatively impacted by high housing costs and housing instability, and who are overrepresented in the City (2.b).²³ Co-locating new workforce housing with jobs will also lower transportation costs for future residents. The City’s planned investments in bike and pedestrian infrastructure that will accompany the ring road will connect the District with the Lynnwood Transit Center, improving safety and connectivity while also improving access to transit. This will facilitate economic mobility by improving access to jobs elsewhere in the region.

COMMUNITY ENGAGEMENT

2.e, f. Project Involvement, Roles

Table 3. Organizational Involvement and Roles

Name of Organization/ Entity /Group and Mission	Point of Contact (name, title & email)	Specific Involvement/ Assistance Provided
City of Lynnwood Mission: Ensure a welcoming, vibrant, sustainable Lynnwood for all.	Ben Wolters, Director of Development and Business Service bwolters@lynnwoodwa.gov	Host community meetings, share website/social media cleanup updates. Support outreach to Site neighbors, assist with language access. Leverage funds to support ring road design/build.
Snohomish County Disaster Services Mission: Protect County residents via emergency management.	Lucia Schmit, Emergency Management Director lucia.schmit@co.snohomish.wa.us	Share project updates via website, social media; provide technical assistance regarding plans to make the Event Center a community resilience hub; support outreach to Site neighbors.
Red Cross of Snohomish County Mission: Prevent and alleviate human suffering from emergencies.	David Vannatta, Community Disaster Program Manager David.vannatta@redcross.org	Share project updates via website, social media; provide technical assistance regarding plans to make the Event Center a community resilience hub; support outreach to Site neighbors.
Lynnwood Chamber of Commerce Mission: Build and support a strong local economy.	Frank Percival, Chamber President frankp@lynnwoodchamber.org	Share project updates via website, social media; support business recruitment for reuse and advise small businesses on available assistance programs.
Economic Alliance of Snohomish County (nonprofit) Mission: Catalyze County economic development.	Ray Stephanson, President and CEO rays@economicalliancec.org	Share project updates via website, social media; support business recruitment for reuse and provide access to assistance programs for businesses who may locate in the District.
Latino Educational Training Institute (nonprofit) Mission: Empower Latino individuals to lead their communities.	Rosario Reyes, Founder and CEO rosario@letywa.org	Support Spanish translation/interpretation; share project updates via website, social media; support business recruitment for reuse and advise small businesses who may locate in the District about small business assistance programs.
The Access Project (nonprofit) Mission: Equip youths 13-17 with resources, support, and opportunities needed to thrive.	Wally Webster, Founder and CEO [REDACTED]	Share project updates via website, social media; support youth engagement in reuse planning, particularly related to creating safe public spaces, and advise on related messaging/outreach.
Sno-Isle Library System (Lynnwood Branch) Mission: Provide access to knowledge and resources.	Susan Hempstead, Assistant Director shempstead@sno-isle.org	Host community meetings, share website/social media cleanup updates, maintain physical copies of project updates for people with limited internet.

²¹ WA Dept. of Health. (2025). WA Information by Location Map. Unaffordable housing = housing that costs more than 30% of household income, the federally established limit.

²² City of Lynnwood. (Oct. 2020). "Lynnwood Housing Needs Assessment."

²³ Singh, S. (Dec. 11, 2024). "How Housing Instability Affects Children’s Health and Development." Urban Institute.

Name of Organization/ Entity /Group and Mission	Point of Contact (name, title & email)	Specific Involvement/ Assistance Provided
Housing Consortium of Everett and Snohomish County (nonprofit) Mission: Address affordable housing in the County.	Bobby Thompson, Executive Director bobbythompson@housingsnohomish.org	Share project updates via website, social media; provide feedback/technical assistance to support housing production.
Lynnwood Arts Commission (nonprofit) Mission: Support universal access to arts	Joel Faber, President JFaber@lynnwoodwa.gov	Share website/social media cleanup updates; provide input on reuse plans for event/public space; support engagement with artists, youth.

2.g. Incorporating Community Input

Working with its partners in Table 3, LPFD will develop a grant-specific Public Involvement Plan (PIP) that meaningfully engages multiple stakeholders throughout the performance period. LPFD will create a page on its website for hosting information and updates, which will be updated at least quarterly with a summary of current efforts. LPFD will post signate at the Site directing interested parties to the project webpage.

As part of the agenda for Board meetings published monthly in the *Lynnwood Today* online news, LPFD will create a section for cleanup updates, which will occur at least quarterly. LPFD will share project updates with the partners in Table 3 for distribution to their networks, and will distribute printed materials at gathering places like the Lynnwood Library and community and senior centers to engage residents with limited internet access. LPFD will hold four community open houses to provide updates at key project milestones, including project start, cleanup mobilization, cleanup, and post-cleanup. Meetings will include virtual and in-person options for maximum participation. LPFD will record all public comments, share them on its website as part of meeting summaries, and at subsequent public meetings, share how feedback has been incorporated into the cleanup plan and/or explain why certain feedback was not or could not be included. As part of its “good neighbor” notifications and meetings, LPFD will meet with business communities living closest to the Site to directly share information about cleanup progress, and as necessary, share technical information with project partners with support from its Qualified Environmental Professional (QEP). LPFD will track and evaluate progress on community engagement monthly. Schedule or budget deviations will be addressed early, and adjustments will be made in alignment with LPFD’s project goals and required outputs.

3. Task Descriptions, Cost Estimates, and Measuring Progress

3.A. PROPOSED CLEANUP PLAN

The preferred cleanup alternative is to remove the maximum amount of subsurface contaminated soil posing the greatest human health risk as is practical given the complex underground existing infrastructure. Prior to remedial activities, LPFD will demolish the existing structure on Site and the adjoining strip mall. The impacted soil will be excavated to a depth of approximately 6 feet (1,400 cubic yards anticipated) for off-Site disposal. In situ chemical and bioremediation treatments will be injected into multiple borings to promote the breakdown of PCE and TCE contaminants present in soil and groundwater. Following injection activities, monitoring of the groundwater plume will be performed and if necessary, additional “polishing” injections may be performed where needed. Compliance monitoring following completion of the treatments will ensure groundwater conditions beneath the structure west of the Site also achieve acceptable cleanup levels. The excavated area will be backfilled with clean imported fill and an asphalt cap will be placed within the footprint of the soil excavation area to prevent stormwater infiltration and contaminant migration. The new asphalt cap over the top of the soil excavation area will also function as the primary road access to the expanded LPFD development.

DESCRIPTION OF TASKS/ACTIVITIES AND OUTPUTS

3.b-e. Project Implementation, Anticipated Project Schedule, Task/Activity Lead, Outputs

Table 4. Tasks/Activities

Task 1 – Project Management
b. Project Implementation: District will procure a QEP in compliance with 2 CFR 200.317-326. District will oversee QEP and review documentation/reporting (annual reports and quarterly reports/ACRES entries). District and QEP will meet monthly. 3 District staff will attend one National Brownfields Training Conference and 2 will attend two state or regional conferences.
c. Anticipated Project Schedule: Ongoing throughout grant period. Work will begin upon completion of EPA approved workplan, with grant period assumed Oct. 1, 2026 to Sept. 30, 2030. Procure QEP by Nov. 1, 2027.
d. Task/Activity Lead: LPFD, Assist: QEP

e. Outputs: 48 project team meetings, 15 quarterly reports, 16 ACRES reports, 4 Federal Financial Reports, 1 close-out report detailing progress/remaining needs. Attend 1 National Brownfields Conference and 2 state/regional conferences.
Task 2 – Community Engagement
b. Project Implementation: Develop PIP and conduct four community meetings at key milestones (pre-cleanup, cleanup planning, during cleanup, and post-cleanup). Work closely with project partners (Table 3) and QEP to conduct direct community outreach. Post at least quarterly website/social media/press releases and update District Board quarterly.
c. Schedule: Oct. 1, 2026 to Sept. 30, 2030. PIP by Nov 30, 2026. Community meetings in Jan. 2026 (pre-construction, cleanup planning), May & Dec. 2026 (mobilization/cleanup), May 2028 (post-cleanup). 16 quarterly website/social media updates. Direct outreach to community stakeholders.
d. Task/Activity Lead: LPFD, Assist: QEP
e. Outputs: One PIP, 16 District Board updates, four community open houses and notes/attendance, 16 website updates/social media posts/press releases, and direct community outreach with notes/summaries.
Task 3 – Cleanup Planning
b. Project Implementation, EPA-funded tasks: Hold 30-day public review and comment period of draft ABCA; finalize ABCA to incorporate comments from public/regulatory review and obtain EPA approval; secure all permits/regulatory approvals; develop Site cleanup plans including HASP, QAPP and SAP; complete 100% remedial design documents; prepare bid documents for soliciting cleanup contractors and complete bidding process.
c. Anticipated Project Schedule: ABCA finalized by Dec. 31, 2026. All permits/approvals, QAPP, HASP and SAP complete/approved by April 2027. Bid documents complete by May 2027. Contractor selected by July 2027.
d. Task/Activity Lead: QEP, Assist: LPFD
e. Outputs: 1 final ABCA; 1 HASP, QAPP, SAP; 100% remedial design documents; 1 set of bid documents; 1 cleanup plan
Task 4 – Site Cleanup
b. Project Implementation, EPA-funded tasks: Competitively procure a remediation contractor in compliance with 2 CFR 200.317-326, which District Project Manager will oversee with QEP assistance. Contractor(s) cleanup activities will include soil removal, backfill, capping, borehole advancement, and chemical injection. The QEP will conduct oversight/monitoring during & following remedial actions. QEP will work with District to ensure cleanup meets City, state, & federal regulations and that Site advances toward regulatory closure. Non-EPA-funded tasks: Using a secured County Treasurer’s loan and bond proceeds, LPFD will support a hazardous building materials survey, any necessary abatement and demolition of the Site’s existing 2,100 sq.ft. structure (see leveraging documentation).
c. Anticipated Project Schedule: Procure contractor by Aug. 2027. Begin cleanup Oct. 2027, complete on or before June 2028. Groundwater monitoring to proceed from cleanup completion through September 2030.
d. Task/Activity Lead: Contractor, Assist: LPFD, QEP
e. Outputs: 1 Site available for reuse; 1 grant close-out report detailing cleanup progress and any remaining needs; progress toward receipt of Notice of No Further Action from WA Department of Ecology.
Notes: ABCA = Analysis of Brownfields Cleanup Alternatives ACRES = Assessment, Cleanup and Redevelopment Exchange HASP = Health and Safety Plan QAPP = Quality Assurance Project Plan SAP = Sampling and Analysis Plan

3.F. COST ESTIMATES

Costs were developed based on recent consultant rates and in consultation with Ecology. LPFD does not plan to issue subawards or use EPA funding for participant support costs. LPFD’s fringe rate is 36% (27% benefits, 9% payroll taxes), and its average rate for cost estimating purposes is \$81.60 (\$60/hour + \$21.60 fringe). Estimated rate for a QEP is \$200/hour and \$180/hour for the Washington State Department of Ecology oversight.

Table 5. Project Budget

Budget Categories		Project Tasks (\$)				
		Task 1: Project Management	Task 2: Community Outreach	Task 3: Cleanup Planning	Task 4: Site Cleanup	Total
Direct Costs	Personnel	\$ 12,180.00	\$ 12,660.00	\$ 9,120.00	\$ 14,400.00	\$ 48,360.00
	Fringe	\$ 4,384.80	\$ 4,557.60	\$ 3,283.20	\$ 5,184.00	\$ 17,409.60
	Travel	\$ 13,000.00	\$ -	\$ -	\$ -	\$ 13,000.00
	Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
	Supplies	\$ -	\$ -	\$ -	\$ -	\$ -
	Contractual	\$ 24,400.00	\$ 25,800.00	\$232,000.00	\$ 868,000.00	\$ 1,150,200.00
	Construction	\$ -	\$ -	\$ -	\$1,512,000.00	\$ 1,512,000.00
	Other	\$ -	\$ 800.00	\$ 5,000.00	\$ 18,000.00	\$ 23,800.00
Total Direct Costs		\$ 53,964.80	\$ 43,817.60	\$249,403.20	\$2,417,584.00	\$ 2,764,769.60
Indirect Costs						
Total Budget (Direct + Indirect)		\$ 53,964.80	\$ 43,817.60	\$249,403.20	\$2,417,584.00	\$ 2,764,769.60

Table 6. Cost Estimate Table

Task	Cost Basis and Assumptions: Average Rate \$60/hr for LPFD + 36% fringe = \$81.60 \$200/hr for QEP; \$180/hr for Washington State Dept. of Ecology
1. Project Management	<p><u>Personnel and Fringe Total = \$16,564.80 (Personnel = \$12,180, Fringe (36%) = \$4,384.80).</u> Review QEP-prepared quarterly reports (1hr/qtr x 16 qtrs x \$81.60/hr = \$1,305.60); Attend 48 team meetings (1hr/mtg x 48 mos x \$81.60/hr = \$3,916.80); Prepare annual Federal Financial Reports (3hr x \$81.60/hr = \$244.80); Review and input QEP-prepared ACRES updates (2hr/qtr x 16 qtrs x \$81.60/hr = \$2,611.20); Develop/review QEP inputs to final report (8hr x \$81.60/hr = \$652.80). Financial management/EPA billing (2hr/mo x 48 mos x \$81.60/hr = \$7,833.60). <u>Travel Costs for Three LPFD staff = \$13,000.</u> Attend one National Brownfields Conf. (3 people x \$3,000/person x 1 conference = \$9,000) and two regional/state brownfields confs (2 people x \$1,000/person x 2 conferences = \$4,000). <u>Contractual Costs = \$24,400.</u> Draft qtly reports and ACRES updates for LPFD review (3hr/qtr x 16 qtrs x \$200/hr = \$9,600); Monthly team mtgs (1hr/mo x 48 mos x \$200/hr = \$9,600); Draft final report (26hrs x \$200/hr = \$5,200).</p>
2. Community outreach	<p><u>Personnel and Fringe Total = \$17,217 (Personnel = \$12,660, Fringe (36%) = \$4,557.60).</u> Review PIP, provide feedback (3hrs x \$81.60/hr = \$244.80); Plan/attend 4 community outreach meetings (8h/meeting x 4 meetings x \$81.60/hr = \$2,611.20); Develop monthly articles/media/website updates (2h/mo x 48 mos x \$81.60/hr = \$7,833.60); Conduct additional, direct outreach to community members (80 hrs x \$81.60/hr = \$6,528). <u>Contractual Costs = \$25,800.</u> Develop PIP (5h x \$200/hr = \$1,000); Plan/attend community outreach meetings (8h/mtg x 4 mtgs x \$200/hr = \$6,400); Contribute to monthly articles/media/website updates (1h/mo x 48 mo x \$200/hr = \$9,600); Support LPFD with direct outreach to community members (24 hrs x \$200/hr = \$4,800); Interpretation/translation (20hrs x \$200/hr = \$4,000). <u>Other = \$800.</u> Printing large posters for community meetings (4 x \$200/ea. = \$800).</p>
3. Cleanup Planning	<p><u>Personnel and Fringe Total = \$12,403.20 (Personnel = \$9,120, Fringe (36%) = \$3,283.20).</u> Review ABCA (12hrs x \$81.60/hr = \$979.20); Review remedial design documents (20 hrs x \$81.60/hr = \$1,632); Support for Underground Injection Control, waste disposal and other permitting, liaise with agencies (40hrs x \$81.60/hr = \$3,264); Review Site workplans (40hrs x \$81.60/hr = \$3,264); Review final design documents, review RFP for contractor services, review bids and provide selection input (40 hrs x \$81.60/hr = \$3,264). <u>Contractual Costs = \$232,000.</u> Update and finalize ABCA incorporating comments from public notice and regulatory review (60 hrs x \$200/hr = \$12,000); Produce remedial design documents (400 hrs x \$200/hr = \$80,000); Complete permitting (100 hrs x \$200/hr = \$20,000); Develop Site workplans (HASP, QAPP, SAP) (200 hrs x \$200/hr = \$40,000); Prepare final design documents, provide bid support for contractor selection (400 hrs x \$200/hr = \$80,000). <u>Other = \$5,000.</u> Permit fees (1 x \$5,000 = \$5,000).</p>
4. Site Cleanup	<p><u>Personnel and Fringe Total = \$19,584 (Personnel = \$14,400, Fringe (36%) = \$5,184).</u> Oversee QEP, site visits, meetings and correspondence (200 hrs x \$60/hr + 36% fringe = \$16,320). Closeout reporting, regulatory communication, correspondence (40 hrs x \$60/hr + 36% = \$3,264). <u>Contractual Costs = \$868,000.</u> Project contracting and contractor coordination (40 hrs x \$200/hr = \$8,000); Prepare pre-construction plans including CMMP, CQAP and IC Monitoring and Maintenance plan (500 hrs x \$200/hr = \$100,000); Construction oversight (800 hrs x \$200/hr = \$160,000); Performance groundwater monitoring, analysis and reporting (\$200/hr x 2,500 hours = \$500,000); Prepare construction as-builts and close out reports (500 hrs x \$200/hr = \$100,000). <u>Construction Costs = \$1,512,000.</u> Cost estimates from 2021 draft ABCA, updated to 2025 dollars. Site preparation activities including mobilization, temporary site controls, MW decommissioning/installation and asphalt demolition/disposal (1 lump sum x \$100,000 = \$100,000); Soil excavation, handling and disposal (2,500 tons x \$140/ton = \$350,000); Purchase, place and compact backfill (2,500 tons x \$40/ton = \$100,000); Install asphalt pavement (1,250 sq yard x \$40/sq yard = \$50,000); In-situ enhanced bioremediation and biochemical reduction including pilot study, drilling, reagent purchase, mixing and injection (76 injection points x \$12,000/injection point = \$912,000). <u>Other = \$18,000.</u> Ecology oversight (100 hrs x \$180/hr = \$18,000)</p>

3.G. PLAN TO MEASURE AND EVALUATE ENVIRONMENTAL PROGRESS AND RESULTS

The District will use Excel to track and evaluate progress monthly, coordinating with the QEP and contractor. It will report outputs and other deliverables with ACRES quarterly progress reports and will compare quarterly achievement to output/outcome goals, so that deviations can be rapidly corrected. Anticipated environmental results that the District will track and measure include removal and appropriate disposal of approximately 1,400 cubic yards of contaminated material; correction of impacted groundwater conditions; improvement of subsoil and indoor air conditions to appropriate cleanup action levels and overall reduction of anticipated human health risks; placement of an asphalt hard cap that will double as a roadway for access to the rest of the District; creation of land to facilitate Event Center expansion; development of 408 units of workforce housing, 500 jobs, commercial space, and new public gathering and green space; reduction in permeable surface area and associated stormwater impacts.

4. Programmatic Capability and Past Performance

PROGRAMMATIC CAPABILITY

4.a. Organizational Structure, 4.b. Description of Key Staff

Since 2021, LPFD has received and correctly expended \$900,000 in state funds to support Site assessment, and LPFD staff are experienced with grant administration and the procedures needed to successfully and timely expend grant funds, including technical, administrative, financial and reporting requirements. A six-member Board governs the LPFD. **Executive Director Janet Pope** manages LPFD's 8 staff and will be responsible for completion of the grant workplan and all deliverables. She has over 20 years' experience in non-profit administration and grant management and holds a Masters degree from Seattle University. **Program Manager Jennifer Lee** will be responsible for day-to-day project management, including partner coordination and oversight of the QEP. She has over 10 years' experience in project management and holds a BA from the University of Washington. **Finance Director Joshua Cain** will support financial management, accounting, record keeping, and reimbursement requests. Josh has a background in financial analysis, 14 years' experience, and has successfully administered numerous grants for the LPFD. **Director of Community Engagement Kym Michaela** will support community outreach. She has 25 years' experience and leads LPFD's community involvement strategy. She has extensive experience supporting county governments with grant implementation. **Operations Manager Heather Bacon** will provide administrative support. Heather has supported implementation of multiple grants at LPFD over the past three years. She holds a Bachelor's degree in management.

4.c. Acquiring Additional Resources

LPFD has the staff and procedures to successfully acquire services to complete the grant through a competitive, qualifications-based process compliant with 2 CFR 200.317-200.326. LPFD regularly manages large public financial assistance agreements and has the procedures and internal controls in place to manage successful procurement and to support efficient staff transitions if unforeseen events arise, which will eliminate delays and ensure the team maintains appropriate qualifications.

PAST PERFORMANCE AND ACCOMPLISHMENTS

4.e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

4.e.(1) Purpose and Accomplishments

Three past grants most similar to this project are:

Closed grants - 1) A \$300,000 Integrated Planning Grant from Ecology to support a Phase II ESA, community engagement, and reuse planning at the Site, including development of a market study and a community-informed, Site-specific reuse vision. The grant period was March 3, 2021 to May 30, 2024. **2)** Via an interagency agreement, a \$199,980 Brownfields Assessment Grant from Ecology, funded by EPA State Response Program funding [128(a) funds, ACRES ID 247529]. That grant funded supplemental Site assessment, a feasibility study to determine cleanup options, and a draft cleanup action plan. It was implemented from July 1, 2019 to December 31, 2021.

Grants in process - 3) A \$400,000 grant from the Washington State Department of Commerce to support predesign work for the planned Event Center expansion, consistent with LPFD's Master Plan. This work will help identify constraints, develop a schedule, and prepare for more detailed, future phases of design. Grant implementation began February 24, 2025 and will end June 2027. The first two grants closed successfully and the third is timely expending funds, meeting all reporting requirements, and is on track with respect to achieving workplan goals.

4.e.(2) Compliance with Grant Requirements

LPFD's success as a state grantee demonstrates its capacity to effectively expend grant funds consistent with all funder requirements. For both closed grants in 4.e.(1), LPFD complied with all grant reporting requirements, including complete and timely submission of programmatic, annual financial and closeout reports. It expended all funds within each grant period of performance, completed projects according to approved workplans/schedules/terms and conditions, and communicated these results to Ecology in a timely manner. No corrective actions were issued. The open grant in 4.e.(1) is adhering to established schedules, and LPFD is expending funds and achieving and communicating results to Commerce in a timely manner, meeting all reporting requirements, terms and conditions. It is on track to complete the grant, achieve all goals and expend all funds within the approved project period.

THRESHOLD CRITERIA

1. Applicant Eligibility

1.A. APPLICANT TYPE

Lynnwood Public Facilities District (LPFD) is a local government entity and qualified community development entity that is authorized by Chapter 35.57 of the Revised Code of Washington, and by City of Lynnwood ordinance. It is eligible to apply for an EPA Brownfields Cleanup Grant. Attachment documenting applicant type: Eligibility Documentation

1.B. EXEMPTION FROM FEDERAL TAXATION

The LPFD is not exempt from taxation under Section 501(c)4 of the Internal Revenue Code.

2. Previously Awarded Cleanup Grants

LPFD confirms it has not received any previous EPA Brownfields Cleanup Grant for this site.

3. Expenditure of Existing Multipurpose Grant Funds

LPFD confirms it does not have a current EPA Brownfields Multipurpose Grant.

4. Site Ownership

LPFD acquired the Site on February 1, 2002.

5. Basic Site Information

5.a) Site Name:

Lynnwood Event Center

5.b) Site Address:

3711 196th Street SW

Lynnwood, Washington 98036

Snohomish County Parcel Number 00372600400602

6. Status and History of Contamination at the Site

6.a) Site contamination status: The site is contaminated with chlorinated volatile organic compounds (cVOCs) in the subsurface.

6.b) Operational history and current use(s) of the site: The site was developed commercially as part of a strip mall in 1963 and operated as a dry-cleaner and coin-operated laundry business until 1978. Based on one Phase I Environmental Site Assessment (ESA) conducted in 2000, previous petroleum contamination from hydraulic lift spill was cleaned up, including the removal of 96 tons of impacted soil. Since the dry cleaner and laundry closed, uses include restaurants, stores and other similar retail establishments, parking, and an alleyway..

6.c) Site environmental concerns: Environmental concerns include cVOC contamination in soil and groundwater, related to the former dry-cleaning operations. Migration of the cVOC plume to the west and subsequent volatilization within the subsurface has also impacted indoor air quality in neighboring parcels. Removal of the cVOC contamination, in situ injections, and the installation of an air sparging system will prevent further release of cVOCs to the environment and minimize risk to the community.

6.d) Site contamination origin, nature, and extent: Contamination originates from the former dry-cleaning facilities and is present in the soil, soil vapor, and groundwater.

7. Brownfield Site Definition

a) LPFD affirms the site is not listed or proposed for listing on the National Priorities List.

- b) LPPD affirms the site is not subject to unilateral administrative orders, court orders on consent, or judicial consent decrees issued to or entered into by a party under CERCLA.
- c) LPPD affirms the site is not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Grant Applications

Description of environmental assessments conducted at the site: Several Phase I ESAs have been conducted on the site, dating January 25, 1995, June 7, 1996, October 21, 1998, and November 30, 2001.

Date of Phase II or equivalent: Several Phase II ESAs and/or supplementary sampling efforts have been completed dating back October 10, 1994; February 15, 1995; January 4, 2002; May 31, 2013 and September 24, 2013. A Remedial Investigation was conducted July 17, 2017 with a data gap addendum completed August 6, 2021.

9. Site Characterization

Option b, for non-State/Tribal Environmental Authority eligible for voluntary cleanup:
See attached letter from the Washington State Department of Ecology certifying environmental cleanup program status.

10. Enforcement or Other Actions

LPPD affirms that there are no known ongoing or anticipated environmental enforcement or other actions related to the site. The site is currently enrolled in the State of Washington Voluntary Cleanup Program.

11. Sites Requiring a Property-Specific Determination

LPPD affirms that the site does not need a property-specific determination.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

12.A. PROPERTY OWNERSHIP ELIGIBILITY – HAZARDOUS SUBSTANCE SITES

12.a.i. Exemptions to CERCLA Liability

N/A

12.a.ii. Exceptions to Meeting the Requirements for Asserting an Affirmative Defense to CERCLA Liability

- a. The LPPD purchased the site from the former owner, Giegerich Seattle Associates Limited Partnership. The LPPD is the sole owner of the site and possesses fee simple title. The LPPD is not liable in any way for contamination at the site and is not affiliated with any other person potentially liable for the contamination.
- b. The property was acquired on February 1, 2002.
- c. All disposal of hazardous substances at the site occurred before the LPPD acquired the property.
- d. The LPPD affirms it has not caused or contributed to any release of hazardous substances at the Site.
- e. The LPPD affirms that it has not contributed to any release of hazardous substances at the site. The LPPD affirms that it has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

12.a.iii. Landowner Protections from CERCLA Liability

N/A

12.a.iv. Sites with Hazardous Building Material That Is Not Released into the Environment

A prior Phase I ESA identified likely asbestos-containing material based on the age of the building, but a Hazardous Building Materials Survey has not been conducted. The LPFD affirms that there has been no release and that there is no threat of release of the hazardous substance(s) into the outdoor environment based on site conditions.

13. Cleanup Authority and Oversight Structure

13.a. Description of cleanup oversight

The LPFD plans to work with the Washington State Department of Ecology to oversee cleanup at the site via its Voluntary Cleanup Program. The LPFD will acquire technical expertise in the form of a Qualified Environmental Consultant, in compliance with the competitive procurement provisions of 2 CFR Sections 200.317-327.13.b.

b. If applicable: plan to acquire access to neighboring properties: If needed, the LPFD has an active agreement with the adjacent landowner (Washington Energy Services) to access their property for groundwater monitoring purposes.

14. Community Notification

14.a. Draft ABCA

The LPFD provided the community with an opportunity to comment on the proposed grant application and draft ABCA, in compliance with all EPA requirements. Notification was posted January 9, 2026, and a community meeting took place January 15, 2026. Please see Appendix A for required attachments.

Attachment: draft ABCA(s)

14.b. Community Notification

Attachment: website notification soliciting comments

14.c. Public Meeting documents

Attachment: notes/summary of public meeting

Attachment: meeting sign-in sheet/participant list

15. Contractors and Named Subrecipients

CONTRACTORS

N/A

NAMED SUBRECIPIENTS

N/A

Attachment List

Question	Attachment Name
1a	Documentation of applicant type
9b	Letter certifying environmental cleanup program status from State/Tribal Environmental Authority
14a	Draft ABCA
14b	Website Notification Soliciting Comments
14c	Public Meeting Notes, Summary, Attendance List, with Public Comments and Responses



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47600, Olympia, WA 98504-7600 • 360-407-6000

January 20, 2026

Janet Pope, Executive Director
Lynnwood Public Facilities District
3815 196th St. SW, Suite 136
Lynnwood, WA 98036

RE: Ecology Support for Lynnwood Public Facilities District's Application for a Brownfields Cleanup Grant for the Alderwood Laundry & Dry Cleaners site

Dear Janet Pope:

The Washington Department of Ecology (Ecology) acknowledges that Lynnwood Public Facilities District (Lynnwood PFD) plans to conduct the cleanup of a brownfield site and is applying for an FY26 EPA Brownfields Cleanup Grant.

Lynnwood PFD has developed an application requesting site-specific federal Brownfields Cleanup funding for the Alderwood Laundry & Dry Cleaners site located at 3815 196th St SW in Lynnwood, Washington.

Ecology affirms that:

- i. Lynnwood PFD has enrolled the Alderwood Laundry & Dry Cleaners site in the Voluntary Cleanup Program;
- ii. The site is eligible to be overseen by a State program; and
- iii. Based on the environmental assessments performed to date and information provided by the applicant, Ecology concurs that the site has a sufficient level of site characterization for the remediation work to begin.

For any questions regarding this letter, please contact me at (509) 655-0538 or ali.furmall@ecy.wa.gov.

Sincerely,

Ali Furmall
Brownfields Lead
Toxics Cleanup Program
Washington Department of Ecology

cc: Meredith Lightbody, EPA Region 10
Sarah Frederick, EPA Region 10
Erik Snyder, Ecology

